

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
THURSDAY, MARCH 4, 2004, 1:00 P.M.**

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**CALL TO ORDER**

Vy Janusonis, Acting Chairperson, called the meeting to order at 1:05 p.m.

Commission

Members Present: Vy Janusonis Walter Kolb Walter Baade  
Ellen Gennrich Mareth Kipp

Commission

Members Absent: Betty Willert, Chairperson Joe La Porte

Staff

Members Present: Richard L. Mace, Planning and Zoning Manager  
Kathy Brady, Support Staff Supervisor

Guests Present: Mike Schwartz Rick Losee Jim Jendusa  
Tim & Debbie Michelic Robert Manders

**PUBLIC COMMENT**

Acting Chairperson Janusonis asked if anyone from the audience wished to address the Commission? There being no one, he moved to the next item on the agenda.

**MINUTES**

- The February 5, 2004, Minutes were submitted to the Commission.
- **ZT-1517 (Town of Brookfield) Town of Brookfield, Section 31 (Rs-3 Single Family Residential District (Town) to the Rs-4 Single Family Residential District (Town))**

Mr. Mace presented the "Staff Report and Recommendation" dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph.

Mr. Mace indicated the properties are located near the West Brook Shopping Center and Springdale Road in the Town of Brookfield. A number of subdivisions are included in the rezoning request (older and newer development). Some of the residences contain single car garages and if an addition or a two-car garage was desired they would be located too close to the lot line, and this resulted in many Variances for the Town. The Town looked at the general area and decided to rezone the area to the Rs-4 Single Family Residential District, which has a 15' offset distance requirement vs. 20' under the present zoning, which would eliminate almost all of the Variances for enlarging garages.

*After discussion, Mrs. Kipp moved, seconded by Mrs. Gennrich and carried unanimously, for approval in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

• **SCU-1332 (Mission Lakes) Town of Oconomowoc, Section 36**

Mr. Mace presented the "Staff Memorandum" dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting a Site Plan review.

Mr. Mace indicated the senior housing project for the Mission Lakes property was approved by the Waukesha County Park and Planning Commission on April 3, 2003. There was a problem meeting the condition and requirements from the Okauchee Fire Department. Specific items included the sprinkler system in all of the structures, road access around the building, Fire Department connections for quick-connect couplers to an internal stand pipe system, parking impacting emergency equipment and the elevators being able to be 7' in depth in order to accommodate a gurney. A meeting was held on February 27, 2004, with the Chief of the Oconomowoc City Fire Department, the Town/City Attorney, the Town Planner, two members of the Planning and Zoning Division Staff, a member of the Town Plan Commission, the Chairman of the Town Board and two of the developers. All of the above issues were resolved except the sprinkler system for the entire Community Center. At the March 1, 2004, Town Plan Commission meeting, it was decided there would be a sprinkler in the basement of the Community Center only, which would be utilized as a storage area. In addition, the living units would contain sprinklers. Mr. Kolb asked if a tank would be installed or would municipal water be utilized? Mr. Mace replied, water would be drawn from the lake and a diesel pump house would be provided with the necessary plumbing. Mr. Baade added, there would be two fire hydrants available for the project.

Another issue, which was resolved was that the Fire Department wanted a road around the facility to access all sides of the buildings. It was decided, because of difficult grade changes, that a new road would be created, 18' in width, made of paver blocks in order to stabilize a large fire truck with extension ladders but would not extend around the entire perimeter, but would be located in such a manner that all parts of the three building could be adequately and safely accessed. Another access would be a road from Elm Avenue around the new Phase II building and Community Center and the other would extend southwesterly from Wisconsin Avenue around the east and south side of the easterly building. There is a circle planting bed in the front of the building containing a flagpole. It was decided the flagpole would be moved from the circular landscape entrance area to directly in front of the east building so it would not interfere with emergency equipment access and there would be mountable curbs on the turnaround. Mr. Janusonis asked if there would be access between the two buildings for vehicles? Mr. Mace replied, "No", however, there will be a connector with exit doors between the three buildings. Because only the basement of the Community Center will contain sprinklers, the upper floor will have a hard wired monitoring and alarm system, which will feed directly to an alarm system and to the Dispatch Center. Mrs. Gennrich asked if the Town has approved the changes? Mr. Mace replied, "Yes", on March 1, 2004.

*After discussion, Mr. Kolb moved, seconded by Mr. Baade and carried unanimously, for approval to reaffirm and modify the condition set forth in the Plan of Operation relative to the Fire Department issues in accordance with the "Staff Memorandum". The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

• **SCU-1188A (Fairways of Woodside Golf Course), Town of Lisbon, Section 11**

Mr. Mace presented "correspondence submitted by the petitioner" dated February 23, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting to extend the completion date of the project (Condition No. 13).

The petitioner is requesting to extend the completion date of the project from April 1, 2004 to October 1, 2004, in regards to Condition No. 13 of the existing Conditional Use Permit.

*After a brief discussion, Mrs. Gennrich moved, seconded by Mr. Baade and carried unanimously, for approval in accordance with the “correspondence submitted by the petitioner”. The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

- **CU-1042B (Wildlife in Need Center, Ltd.) Town of Ottawa, Section 12**

Mr. Mace presented the “Staff Report and Recommendation” dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting a change to the existing Conditional Use Permit for the reconfiguration of the existing outdoor cages on the site.

Mr. Mace noted that adjacent properties contain a gravel pit to the west, a farm to the north and the County mulching/compost gravel pit to the east. The center is a wildlife animal intensive care and rehabilitation treatment facility for the care and treatment of injured and orphaned wild birds and animals. The center has an administrative office building with a reception area, three sheds for storage, 29 outdoor cages and two silos.

*After a brief discussion, Mrs. Gennrich moved, seconded by Mr. Baade and carried unanimously, for approval in accordance with the “Staff Report and Recommendation”. The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

- **PO-04-OTWT-01 (Wildlife in Need Center, Ltd.) Town of Ottawa, Section 12**

Mr. Mace presented the “Staff Report and Recommendation” dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting a Plan of Operation Permit for an open house special event and the reconfiguration of the existing outdoor cages on the site and to allow a total of 30 cages.

Mr. Mace indicated the open house special event would allow the public access to the facility. Animal patients would be moved off site during the open house. He asked why it was not considered allowing the facility to have annual open houses, rather than them having to come back each time for revised Conditional Use approval? Mr. Janusonis replied, the issue was raised at the Town of Ottawa Plan Commission meeting, however, the petitioners indicated they were not sure at this time if the event would be held annually because of the stress impact on the “patients”.

*After discussion, Mrs. Gennrich moved, seconded by Mr. Kolb and carried unanimously, for approval in accordance with the “Staff Report and Recommendation”. The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

- **PO-04-GNT-05 (Ideal Masonry) Town of Genesee, Section 14**

Mr. Mace presented the “Staff Report and Recommendation” dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting a Plan of Operation Permit for a storage building for a mason contracting business.

Mr. Mace indicated the property is located on Little John Drive, off of Boettcher Road in the Town of Genesee. The petitioner is requesting permission to construct a 70' x 100' building to be used for storage for a mason contracting business and associated parking. Mrs. Gennrich asked if the property contained wetland? Mr. Mace replied, "No". Mrs. Kipp asked why a septic area was indicated on the map when the building would not have plumbing? Mr. Mace answered, possibly in the future they may wish to have plumbing. Mrs. Gennrich asked if they have the appropriate setbacks for an industrial lot? Mr. Mace answered, "Yes".

*After discussion, Mrs. Kipp moved, seconded by Mr. Baade and carried unanimously, for approval in accordance with the "Staff Report and Recommendation". The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

• **PO-04-GNT-01 (Graphic House, Inc./Herr Corporation) Town of Genesee, Section 6**

Mr. Mace presented the "Staff Report and Recommendation" dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting a Plan of Operation Permit for a 4' 9" x 13' and a 5' x 10' wall sign and a 3' x 6'6" awning sign.

Mrs. Gennrich indicated the signs are being added because the petitioner is changing the use of the shop. She asked if the signs meet the Ordinance. Mr. Mace replied "Yes", and added that no Variance is required. He pointed out the location of the buildings on the property. Mrs. Gennrich asked if the Town has approved the signs? Mrs. Kipp replied, the request was approved at the February 23, 2004, Plan Commission meeting. She asked, what the criteria is for determining the size of a sign. Mr. Mace replied, that it depends on the zoning district. Each district has different maximum sizes permitted. The area in question is an industrial zone and the more intense the district the larger the sign faces may be.

*After discussion, Mrs. Kipp moved, seconded by Mr. Baade and carried unanimously, for approval in accordance with the "Staff Report and Recommendation". The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

• **PO-04-OCOT-04 (Auto Connectionz II) Town of Oconomowoc, Section 30**

Mr. Mace presented the "Staff Report and Recommendation" dated March 4, 2004, and made a part of these Minutes. He pointed out the location of the property on the aerial photograph and stated the petitioner is requesting a Plan of Operation Permit for a change of owner/operator and to change the existing freestanding sign and the sign located on the building.

Mr. Mace indicated the property is located on Hwy 16 in the Town of Oconomowoc. One of the conditions of approval is that all temporary signage must be removed from the property within 30 days of the installation of the replacement signs. Mr. Manders, petitioner, said they are willing to remove the temporary signs but the signs are not theirs or the previous owners, they belong to another tenant on the property. The two banners with the "\$20 Alignment" lettering and the small "Kelly Tires, Tire Sale \$39.95" sign belongs to Burgess Car and Truck Service Center. He said the Rheineck Motors flags would be removed. Mr. Mace explained that SDV Enterprises is the owner of the property and the permit is for their property. The petitioner leases the building from SDV Enterprises and they would be responsible for the removal of the banners and sign. Mr. Manders indicated that "Auto Connectionz II" is an established used car business at another location and this site represents an expansion.

*After discussion, Mr. Baade moved, seconded by Mrs. Gennrich and carried unanimously, for approval in accordance with the “Staff Report and Recommendation”. The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.*

**ADJOURNMENT**

*There being no further business to come before the Commission, Mrs. Gennrich moved, seconded by Mr. Baade to adjourn at 2:00 p.m.*

Respectfully submitted,

Mareth Kipp  
Secretary

MK:kb